

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248

Minutes of Meeting of Board of Directors

September 10, 2025

A meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 248 (“District”) was held at 13205 Cypress North Houston Road, Cypress, Texas on Wednesday, September 10, 2025, at which a quorum of Directors was present, as follows:

A. Richard Wilson, President
Marie Godard, Vice President
Dedrick Wilmer, Secretary
Ronda Shepherd, Assistant Secretary
Richard Ford, Director

and the following absent:

None.

Also present were Mr. Jorge Diaz; Ms. Angela Cunningham; Ms. Leslie Cook; Mr. Brian Breeding; Mr. Jerry Homan; Ms. Pam Magee; Mr. Sam Meza; Mr. Patrick Newton; Mr. Scott Gray; Captain P. Bruce and Sergeant W. Hebert of the Harris County Sheriff’s Office; and Ms. Melissa J. Parks, attorney for the District.

The President of the Board called the meeting to order and declared it open for such business as might properly come before it.

1. The Board opened the floor for public comments. None were offered.
2. The Board reviewed the draft minutes of its meeting held August 13, 2025. Upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.
3. Captain Paul Bruce, Patrol Captain for District 5 of the Harris County Sheriff’s Office, addressed the Board to present information about the possibility of contracting for law enforcement patrol within the District. Captain Bruce believes it is beneficial for the residents of County District 5 for law enforcement to partner with municipal utility districts. He identified the water districts in the area of the District that contract for patrol by Sheriff’s deputies. It was noted that patrol is provided in the White Oak Falls subdivision by Harris County Constable’s deputies. Captain Bruce noted that law enforcement patrol is the primary job of the Sheriff’s Department. If the District decides to enter into a patrol contract, Captain Bruce would suggest contracting for two Sheriff’s deputies who would devote 70% of their working time to provide law enforcement services within the entire District. At this time, the cost for such service would amount to \$87,110 per deputy per year. After further discussion, the Board agreed not to make a decision today on this matter. Directors Godard and Wilmer agreed to serve on a committee to review the matter and seek a better understanding of the effects of the District contracting for law enforcement patrol. The committee agreed to report back to the Board later this year with a comprehensive presentation. At this point, the officers exited the meeting.

4. Jorge Diaz presented the bookkeeper's monthly report, reviewing the checks reflected thereon and activity in each District account. Mr. Diaz presented and reviewed a comparison of actual versus budgeted general operating revenues and expenditures for the first five months of the fiscal year ending March 31, 2026. Mr. Diaz next reviewed the monthly investment report. After further discussion of bookkeeping matters, upon motion by Director Wilmer, seconded by Director Ford and unanimously carried, the Board approved the bookkeeper's report as presented and authorized release of all disbursements listed thereon.

5. Angela Cunningham presented the tax assessor-collector's monthly reports. Through August 31, the District's taxes were 97.2% collected, and the 2024 taxes in the Defined Area were 99.8% collected. Ms. Cunningham presented proposed disbursements from the tax account and the Defined Area tax account and noted the remaining account balances upon release. Only two of the checks presented this month were for payment of tax refunds. Ms. Parks presented and reviewed a list of delinquent personal and real property tax accounts that are subject to termination of service if not paid by October 6. She will update the Board on the status of payment at the regular October meeting. After further discussion of tax matters, upon unanimous vote, the Board approved both monthly reports as presented and authorized release of all disbursements listed thereon.

6. Leslie Cook addressed the Board and presented the financial advisor's recommendations on a 2025 tax rates within the District as a whole and within the Defined Area. She discussed certified taxable values and then suggested that the District set a total tax rate of \$0.38, comprised of a debt service rate \$0.20 and a maintenance & operations rate of \$0.18. For the Defined Area, Ms. Cook suggested that an additional debt service tax rate of \$0.33 would be sufficient to meet the 2026 debt service obligations of the bonds issued to reimburse the developer for road facilities in the Defined Area. After discussion, upon motion by Director Godard, seconded by Director Ford and unanimously carried, the Board approved the attached Resolution finding the District to be a developing district, calling a public hearing on the 2025 tax rate, and authorizing the tax assessor-collector to prepare and publish a notice of public hearing on a total tax rate of \$0.38 for the entire District. Further, upon motion by Director Wilmer, seconded by Director Shepherd and unanimously carried, the Board approved the attached Resolution for the Defined Area finding it to be a developing district, calling a public hearing on the 2025 tax rate, and authorizing the tax assessor-collector to prepare and publish a notice of public hearing for a total tax rate of \$0.33 within the Defined Area.

7. In connection with the Board's proposal of 2025 tax rates, and as required under the Texas Tax and Government codes, the attorneys will provide information to the operator for posting the proposed rates on the internet.

8. Brian Breeding presented the operator's report, which indicated water accountability for the month at 102%, with 15,425,000 gallons purchased by District customers. 784 bills were prepared during the month, including 20 refunds.

Mr. Breeding presented and reviewed a proposed letter for sending to District customers to notify them in advance that the District will begin providing its customers with surface water instead of groundwater. The letter will also indicate that the disinfectant used in the drinking water will change from chlorine to chloramines beginning November 1, 2025. This letter will go out in the upcoming billing cycle to provide notice as required under the rules of

the Texas Commission on Environmental Quality.

Mr. Breeding described operating activity during the month, including repair of a water line leak and a fire hydrant. There are four pending water taps in Phase 3 of the Weiser Business Park development. The operators televised the sanitary sewer line at 21022 and 21027 Kirkland Woods in connection with a customer's complaint that her driveway and sidewalk were sinking. As the televising confirmed that the District's facilities did not cause the problem, the operators were able to facilitate having Harris County address repair of the sidewalk. The operators next reported on their continued monitoring of activity at the homes owned by Texas Central Railroad. The owner continues evictions, and it was reported that the White Oak Falls homeowners association board is also assisting as it can. Finally, the operators addressed repair of a bench in White Oak Falls. They have contacted the manufacturer and ordered the end piece needed for the repair. After further discussion of operating matters, upon unanimous vote, the Board approved the operator's report as presented.

9. The Board discussed matters related to the North Harris County Regional Water Authority. Mr. Homan reported that a town hall meeting has been arranged with the NHCRWA and its operator Inframark for September 18 at Cypress Methodist Church. At this meeting, a presentation will be made about conversion to surface water in the Cypress area, and there will also be a question-and-answer session. Mr. Homan noted that the White Oak Springs and White Oak Falls HOAs are helping publicize this event.

Mr. Homan then reported on the Authority's most recent meeting as well as the very real possibility that the Authority will not achieve the Harris-Galveston Subsidence District's required 2025 conversion deadlines. Some members of the Authority Board are in favor of approaching the Subsidence District and working with it on the conversion deadline in an attempt to avoid imposition of disincentive fees, currently \$12.12 per 1,000 gallons.

10. Scott Gray presented a monthly detention and drainage facilities maintenance report. He discussed the report and covered activity at all District ponds. The District's ponds remain in good condition, and Mr. Gray proposed no additional work at this time. Thereafter, the Board voted unanimously to approve Mr. Gray's monthly report.

11. Patrick Newton presented an engineer's report, a copy of which is attached hereto. He noted that the Weiser Business Park developer continues working to get the roads accepted. The road construction contractor is working to complete the re-inspection punch list, and a final inspection will be requested upon completion. Mr. Newton also on the contract awarded last month to A & F General Contractors, LLC for construction of a left turn lane and median opening into the Weiser Business Park, noting that contract administration is under way.

Mr. Newton reported the engineers have recently updated the District's 10-year capital improvements plan to include installation of a fence around the perimeter of the White Oak Falls lift station. In addition, some items originally planned to occur in 2027 have now been moved to 2030. Mr. Newton reported on the status of rehabilitation of the White Oak Falls and Huffmeister lift stations, noting the Notice to Proceed was issued August 11 and work is under way.

The engineers are working with surveyors on preparation of metes and bounds

descriptions of the remaining easements necessary for provision of service to the 290/Huffmeister/Hempstead Road triangle tract. The engineers, together with the District's operator and attorney, recently met with Steve Quance about formation of a property owners association for the purpose of maintaining the lift station during the time it is a private facility. The cost for maintenance of this lift station will consist mainly of payment of electricity bills, and Mr. Quance's properties that will be served constitute the vast majority of all property in the triangle tract. To that end, Mr. Quance agreed that he/his company would fund the lift station expenses during this time. At that meeting there had also been discussion about the need to plat the currently unplatted tracts. The engineer now presented a proposal for execution by the District and the three affected landowners to provide platting and surveying services for the three necessary plats. Finally in this regard, Ms. Parks stated the District has confirmation that the unresponsive landowner received the District's letter sent earlier this year to all triangle tract landowners setting out logistics and actions necessary for provision of service. Since this landowner has not indicated any desire to participate in the project after a lengthy amount of time and other attempts at contact, the District and the other landowners can move forward as proposed in that letter.

Mr. Newton presented for Board review a \$38,445 proposal from Fencecrete America Inc. for construction of a fence and gate at the White Oak Falls lift station. Mr. Newton recommended that the Board approve the proposal. After further discussion of the engineer's report, upon motion by Director Wilmer, seconded by Director Godard and unanimously carried, the Board approved the engineer's report as presented and accepted the proposals of LJA for platting and Fencecrete America for fence and gate installation.

12. The Board discussed pending business. Ms. Parks obtained Director Wilson's signature on an application for renewal of the District's cyber liability insurance policy. The Board then discussed Director Godard's suggestion made last month about financially participating in regular inspections, maintenance, and repair of playgrounds and equipment in the White Oak Springs and White Oak Falls subdivisions. Director Godard had provided contact information to Ms. Parks for both associations, and Ms. Parks had made initial contact on the subject. Director Godard had contacted the parks department at Champions Hydro-Lawn about the cost of inspection of such facilities and been informed that they are approximately \$550 each. The Board discussed the matter and agreed to fund such inspections, as long as they are performed in accordance with a written agreement between the District and each association. After discussion, upon motion by Director Wilmer, seconded by Director Godard, the Board voted unanimously to proceed in such fashion and authorized Ms. Parks to contact the attorneys for the associations.

There being no further business to come before the Board, the meeting was adjourned.

Secretary